

114.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
899,600 / 899,600

USE VALUE:

899,600 / 899,600

ASSESSED:

899,600 / 899,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
265		PHEASANT AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: GORE WILLIAM F/LAUREN C	
Owner 2:	
Owner 3:	

Street 1: 265 PHEASANT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

**PREVIOUS OWNER**

Owner 1: HAMILTON ELAINE -	
Owner 2: SUTHERLAND DONNA M -	

Street 1: 265 PHEASANT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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**NARRATIVE DESCRIPTION**

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8425		Sq. Ft.	Site		0	70.	0.80	5									470,927						470,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8425.000	424,800	3,900	470,900	899,600		73066
							GIS Ref
							GIS Ref
							Insp Date
							08/08/18

1 of 1  
CARD  
ARLINGTON

APPRAISED:

899,600 / 899,600

USE VALUE:

899,600 / 899,600

ASSESSED:

899,600 / 899,600

!8862!

PRINT

Date

Time

12/30/21 08:03:39

LAST REV

Date

Time

08/29/18 11:35:03

apro

8862

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,800	3900	8,425.	470,900	899,600		Year end	12/23/2021
2021	101	FV	410,600	3900	8,425.	470,900	885,400		Year End Roll	12/10/2020
2020	101	FV	410,600	3900	8,425.	470,900	885,400	885,400	Year End Roll	12/18/2019
2019	101	FV	320,000	3900	8,425.	477,700	801,600	801,600	Year End Roll	1/3/2019
2018	101	FV	306,300	3900	8,425.	356,600	666,800	666,800	Year End Roll	12/20/2017
2017	101	FV	306,300	3900	8,425.	322,900	633,100	633,100	Year End Roll	1/3/2017
2016	101	FV	306,300	3900	8,425.	309,500	619,700	619,700	Year End	1/4/2016
2015	101	FV	283,000	3900	8,425.	262,400	549,300	549,300	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON ELAINE	51843-363		10/30/2008		495,000	No	No		
HAMILTON WILLIA	50792-89		2/28/2008	Family	99	No	No		
	21268-412		7/1/1991		1	No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2012	634	Wood Dec	7,000					REAR
4/8/2011	247	Addition	12,000					ADD MBDRM & BATH T

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
8/8/2012	Info Fm Prmt	BR	B Rossignol
4/2/2009	Measured	372	PATRIOT
1/7/2002	Inspected	PM	Peter M
2/15/2000	Meas/Inspect	263	PATRIOT
9/1/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape				Full Bath: 1	Rating: Very Good												
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average																	
Year Blt: 1952																	
Alt LUC:																	
Jurisdct: G12																	
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal 1 - Drywall																	
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete				Total: 4.6 %													
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac:	NO														
% Com Wal		% Sprinkled															
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 114.0-0004-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1952	4.13	T	40.8	101			500		500
22	Wood Deck	D	Y	1	14X22	G	GD	2012	11.56	T	4.2	101			3,400		3,400

